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CAPITAL CONNECTION, INC.

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Fairway Title & Escrow, LLC

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**ARTICLES OF ORGANIZATION
OF
FAIRWAY TITLE & ESCROW, L.L.C**

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04 JUN -7 AM 8:11
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

The undersigned, for the purpose of forming a limited liability company under the Florida Limited Liability Company Act, F.S. Chapter 608, hereby makes, acknowledges, and files the following Articles of Organization.

ARTICLE I - NAME

The name of the limited liability company shall be FAIRWAY TITLE & ESCROW, L.L.C, ("company").

ARTICLE II - ADDRESS

The mailing address of the company is 3300 UNIVERSITY DRIVE, SUITE 901, CORAL SPRINGS, FLORIDA 33065.

The street address of the principal office of the company is 3300 UNIVERSITY DRIVE, SUITE 901, CORAL SPRINGS, FLORIDA 33065.

ARTICLE III - REGISTERED AGENT, OFFICE AND AGENT'S SIGNATURE

The name and street address of the registered agent of the company in the state of Florida are Andrew A. Ponnock, Esquire, 3300 UNIVERSITY DRIVE, SUITE 901, CORAL SPRINGS, FLORIDA 33065.

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept obligations of my position as registered agent as provided for in Chapter 608, F.S.



Andrew A. Ponnock, Esquire

IN WITNESS WHEREOF, the undersigned member or authorized representative has made and subscribed these articles of organization at Broward County, Florida, on June 3, 2004.



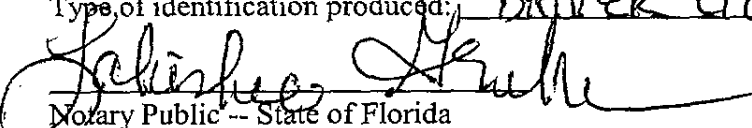
Andrew A. Parnock, Esquire

(In accordance with section 608.408(3), Florida Statutes, the execution of this document constitutes an affirmation under the penalties of perjury that the facts stated herein are true.)

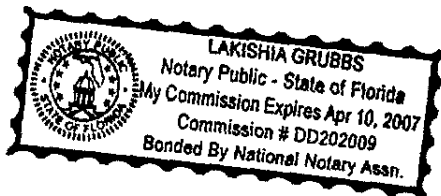
STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to and subscribed before me this June 3, 2004 by Andrew A. Parnock who is personally known to me OR produced identification.

Type of identification produced: DRIVER LICENSE



Notary Public -- State of Florida



**CERTIFICATE OF DESIGNATION OF
REGISTERED AGENT/REGISTERED OFFICE**

Under the provisions of F.S. 608.415 or 608.507, FAIRWAY TITLE & ESCROW, L.L.C., submits the following statement to designate a registered office and registered agent in the state of Florida:

1. The name of the limited liability company is FAIRWAY TITLE & ESCROW, L.L.C.
2. The name and address of the registered agent in Florida are:
ANDREW A. PONNOCK, ESQ.,
3300 UNIVERSITY DRIVE, SUITE 901, CORAL SPRINGS, FLORIDA 33065.

The undersigned, being the person named in the articles of organization of FAIRWAY TITLE & ESCROW, L.L.C., as the registered agent of this limited liability company, hereby consents to accept service of process for the above-stated company at the place designated in the articles of organization, and accepts the appointment as registered agent and agrees to act in this capacity. The undersigned further agrees to comply with the provisions of all statutes relating to the proper and complete performance of his or her duties, and is familiar with and accepts the obligations of the position of registered agent.



ANDREW A. PONNOCK, ESQ.,
Registered Agent